



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Joseph Horwedel

**SUBJECT: EVERGREEN-EAST HILLS
DEVELOPMENT POLICY
STATUS REPORT**

DATE: March 14, 2008

Approved

Date

COUNCIL DISTRICT: # 5, 7, & 8
SNI AREA: K.O.N.A.,
EastValley/680, &
West Evergreen

INFORMATION

BACKGROUND

On June 26, 2007, the City Council approved the criteria for the update of the traffic policy (also known as an area traffic policy) for the Evergreen-East Hills area (generally south of Story Road and east of Highway 101). These criteria included:

- 1) Limiting residential development to a pool of 500 units;
- 2) Allowing only 35 residential units on any one property unless the development incorporates affordable housing, historic preservation, or mixed use components; and
- 3) Allowing 500,000 square feet of new commercial retail and 75,000 square feet of new office development.

On October 16, 2007, Council approved an appropriation action to fund the consultant work needed to contribute to the completion of the Evergreen-East Hills Development Policy update. The consultant work includes the preparation of traffic analyses, a traffic fee nexus study, and a supplement to an environmental impact report that was certified in December 2006. Information regarding the approach to the Policy update, including community outreach, is available at: http://www.sanjoseca.gov/planning/evergreen/pdf/10-16-07_Early_Distribution_Packet_Part_2.pdf.

Back on October 16, 2007, staff informed the Council that the Evergreen-East Hills Development Policy (EEHDP) update would be completed by June 2008.

WORK PLAN STATUS

Work performed thus far on the EEHDP update includes:

- 1) For purposes of the traffic analysis, determining a land use distribution (see below) for the proposed 500 pool units, 500,000 square feet of commercial retail, and 75,000 square feet of office;
- 2) Beginning to determine affordability criteria for residential developments over 35 units;
- 3) Starting to identify potential criteria for historic preservation; and
- 4) Completed General Plan Text amendments to support economic development in Evergreen and to restrict additional grocery stores in Southeast Evergreen (adopted by City Council in January 2008).

Proposed Land Use Distribution

Based on the Council's June 2007 direction, staff distributed the total development potential throughout the development policy area, rather than identifying specific properties. The table below summarizes the development assumptions of residential, office, and commercial quantities by subarea. These data are being used to assess the potential traffic impacts in the Evergreen-East Hills development area.

<i>Sub-Area</i>	<i>Housing Units</i>	<i>Office Sq. Ft.</i>	<i>Commercial Retail Sq. Ft.</i>
South of Story, between Highway 101 and Capital Expressway	100	25,000	344,000
East of Capital, between Story and Tully Roads	72	25,000	21,000
East of Capital, between Tully and Aborn Roads	53	25,000	35,000
East of Capital, between Aborn and Yerba Buena Roads	200		100,000
South of Yerba Buena Road	75		
TOTALS	500	75,000	500,000

The geographic distribution was based on a number of factors, including but not limited to:

- San Jose 2020 General Plan goals and policies
- San Jose 2020 General Plan Land Use/Transportation Diagram
- Vacant and underutilized land
- Evergreen-East Hills Vision Strategy Guiding Principles
- Previous and current development applications
- Inquiries from property owners

Green Building

At the October 16, 2007 hearing, Council requested that staff explore an additional criterion in the Policy that would allow projects to exceed the 35 unit limit if they incorporated green building techniques. Given that a Citywide policy for green building requirements on all private development is underway, staff believes that it is premature to recommend that the Policy update also include a Green Building criterion.

Schedule

Below are estimated milestone dates related to the completion of the updated EEHDP:

Evergreen-East Hills Development Policy Task	Anticipated Dates
Receive input from Historic Landmarks Commission on possible preservation criteria	March 5, 2008
Community meeting to receive feedback on policy criteria	March 17, 2008
Staff presents draft policy to Historic Landmarks Commission	April 2, 2008
Traffic analysis completed (includes consultant preparation and City review)	Late June 2008
Community meeting to present the draft policy, traffic analysis results, and determined traffic impact fee	Late June 2008
Circulate Draft Supplemental EIR	Mid August 2008
Planning Commission	Mid October 2008
City Council	Late October 2008

The time needed to complete the study has been extended due to staff workload on other assignments. The effort to update the Policy has been absorbed by the Department of Planning, Building and Code Enforcement, using existing General Fund resources that are spread to other Council priorities.

PUBLIC OUTREACH/INTEREST

Staff is conducting two community meetings to receive input on the EEHDP. A community meeting is being held on March 17th (Hillview Library) to receive feedback on policy criteria. Another community meeting will be held in mid June, after the transportation analysis is complete, to present the draft policy, traffic analysis results, and determined traffic impact fee. Staff will notify members of the community of these meetings through existing email lists. Staff will also post the community

meeting information on the Evergreen-East Hills Development Policy link on the Planning, Building, and Code Enforcement webpage (www.sanjoseca.gov/planning/evergreen). There are no funds budgeted for media ads, however staff will inform the community newspapers about upcoming community meetings.

Staff is also working with the Historic Landmarks Commission regarding historic preservation criteria. Staff obtained initial input from the Commission in March. In April, staff will also present the draft historic criteria for the Commission's review and comment.

The public is welcome to attend and participate in all of these meetings.

COORDINATION

This project is being coordinated with the Department of Transportation and City Attorney's Office.

JOSEPH HORWEDEL, DIRECTOR
Planning, Building and Code Enforcement

For questions please contact Laurel Prevetti, Assistant Director, at (408) 535-7901.